







**Professional Land Surveying, Inc.  
Surveying and Mapping**

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3500 McCall Lane  
Austin, Texas 78744

**11.000 ACRES  
CITY OF AUSTIN  
WILLIAMSON COUNTY**

A DESCRIPTION OF 11.000 ACRES (APPROXIMATELY 479,160 SQ. FT.), BEING A PORTION OF LOT 1, BLOCK A, DAVIS SPRING COMMERCIAL SECTION 3, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2007066027 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 11.000 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar with "Chaparral" cap found for an angle point in the south right-of-way line of Spectrum Drive (right-of-way width varies), being the northwest corner of said Lot 1, same being in the east line of Lot 2, Block A, Resubdivision of Lot 8, Block A, Davis Spring Section 9A, a subdivision of record in Document No. 2011058939 of the Official Public Records of Williamson County, Texas;

**THENCE** with the south right-of-way line of Spectrum Drive, same being the north line of Lot 1, the following two (2) courses and distances:

1. North 84°42'32" East, a distance of 838.05 feet to a 1/2" rebar with "Chaparral" cap found;
2. With a curve to the left, having a radius of 980.00 feet, a delta angle of 11°56'32", an arc length of 204.26 feet, and a chord which bears North 78°44'09" East, a distance of 203.89 feet to a calculated point, from which a 1/2" rebar with "Chaparral" cap found for a point of tangency in the common line of Spectrum Drive and Lot 1 bears North 67°03'51" East, a chord distance of 194.69 feet;

**THENCE** crossing Lot 1, the following two (2) courses and distances:

1. South 17°14'07" East, a distance of 25.00 feet to a calculated point;
2. South 05°17'29" East, a distance of 488.29 feet to a calculated point in the south line of Lot 1, same being the north right-of-way line of the Austin and Northwestern Railroad (100' right-of-way width), from which a 1/2" rebar with "Chaparral" cap found for the southeast corner of Lot 1, same being in the north right-of-way line of the Austin and Northwestern Railroad, also being in the west right-of-way line of W Parmer Lane (200' right-of-way width), bears South 80°04'02" East, a chord distance of 610.58 feet;

**EXHIBIT A**

**THENCE** with the south line of Lot 1, same being the north right-of-way line of the Austin and Northwestern Railroad, the following three (3) courses and distances:

1. With a curve to the left, having a radius of 3035.36 feet, a delta angle of  $09^{\circ}26'17''$ , an arc length of 500.00 feet, and a chord which bears South  $89^{\circ}26'29''$  West, a distance of 499.43 feet to a 1/2" rebar found;
2. South  $84^{\circ}44'15''$  West, a distance of 507.14 feet to a 1/2" iron pipe found;
3. South  $84^{\circ}42'26''$  West, a distance of 40.64 feet to a 1/2" rebar with "Chaparral" cap found for the southwest corner of Lot 1, same being the southeast corner of said Lot 2;

**THENCE** North  $05^{\circ}21'18''$  West, with the west line of Lot 1, same being the east line of Lot 2, a distance of 450.08 feet to the **POINT OF BEGINNING**, containing 11.000 acres of land, more or less.

Surveyed on the ground April 26, 2017. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on 1983/93 HARN values from LCRA control network.

Attachments: Drawing 030-034-ZO1

*EJ* 5/1/17

Eric J. Dannheim  
Registered Professional Land Surveyor  
State of Texas No. 6075  
TBPLS Firm No. 10124500



SKETCH TO ACCOMPANY A DESCRIPTION OF 11.000 ACRES (APPROXIMATELY 479,160 SQ. FT.), BEING A PORTION OF LOT 1, BLOCK A, DAVIS SPRING COMMERCIAL SECTION 3, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2007066027 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

LINE TABLE			
LINE	BEARING	DISTANCE	(RECORD INFO.)
L1	N84°42'32"E	838.05'	(N84°42'32"E 838.05')
L2	S17°14'07"E	25.00'	
L3	S05°17'29"E	488.29'	
L4	S84°44'15"W	507.14'	(S84°44'15"W 507.14')
L5	S84°42'26"W	40.64'	(S84°42'26"W 40.64')
L6	N05°21'18"W	450.08'	(N05°21'18"W 450.08')

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	(RECORD CHORD INFO.)
C1	980.00'	11°56'32"	204.26'	N78°44'09"E	203.89'	(N73°02'07"E 396.51')
C2	3035.36'	9°26'17"	500.00'	S89°26'29"W	499.43'	(N84°47'11"W 1105.41')
C3	980.00'	11°24'04"	195.01'	N67°03'51"E	194.69'	(N73°02'07"E 396.51')
C4	3035.36'	11°32'41"	611.61'	S80°04'02"E	610.58'	(S84°47'11"E 1105.41')



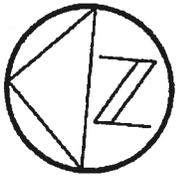
*Er*  
5/11/17

DATE OF SURVEY: 4/26/2017  
 PLOT DATE: 5/1/17  
 DRAWING NO.: 030--034--Z01  
 PROJECT NO.: 030--034  
 T.B.P.L.S. FIRM NO. 10124500  
 DRAWN BY: JPA  
 SHEET 1 OF 2

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 030--034--Z01

*Chaparral*



1" = 200'

SPECTRUM DRIVE  
(RIGHT-OF-WAY WIDTH VARIES)  
(M/11-12) (2007066027)

W PARMER LANE  
(200' RIGHT-OF-WAY WIDTH)

L1

C1

C3

P.O.B.

LOT 2  
BLOCK A  
RESUBDIVISION OF  
LOT 8, BLOCK A,  
DAVIS SPRING  
SECTION 9A  
(2011058939)

11,000 ACRES  
APPROX. 479,160 SQ. FT.

LOT 1  
BLOCK A  
DAVIS SPRING  
COMMERCIAL SECTION 3  
(2007066027)

LOT 1  
BLOCK A  
DAVIS SPRING  
COMMERCIAL SECTION 3  
(2007066027)

L5

L4

C2

C4

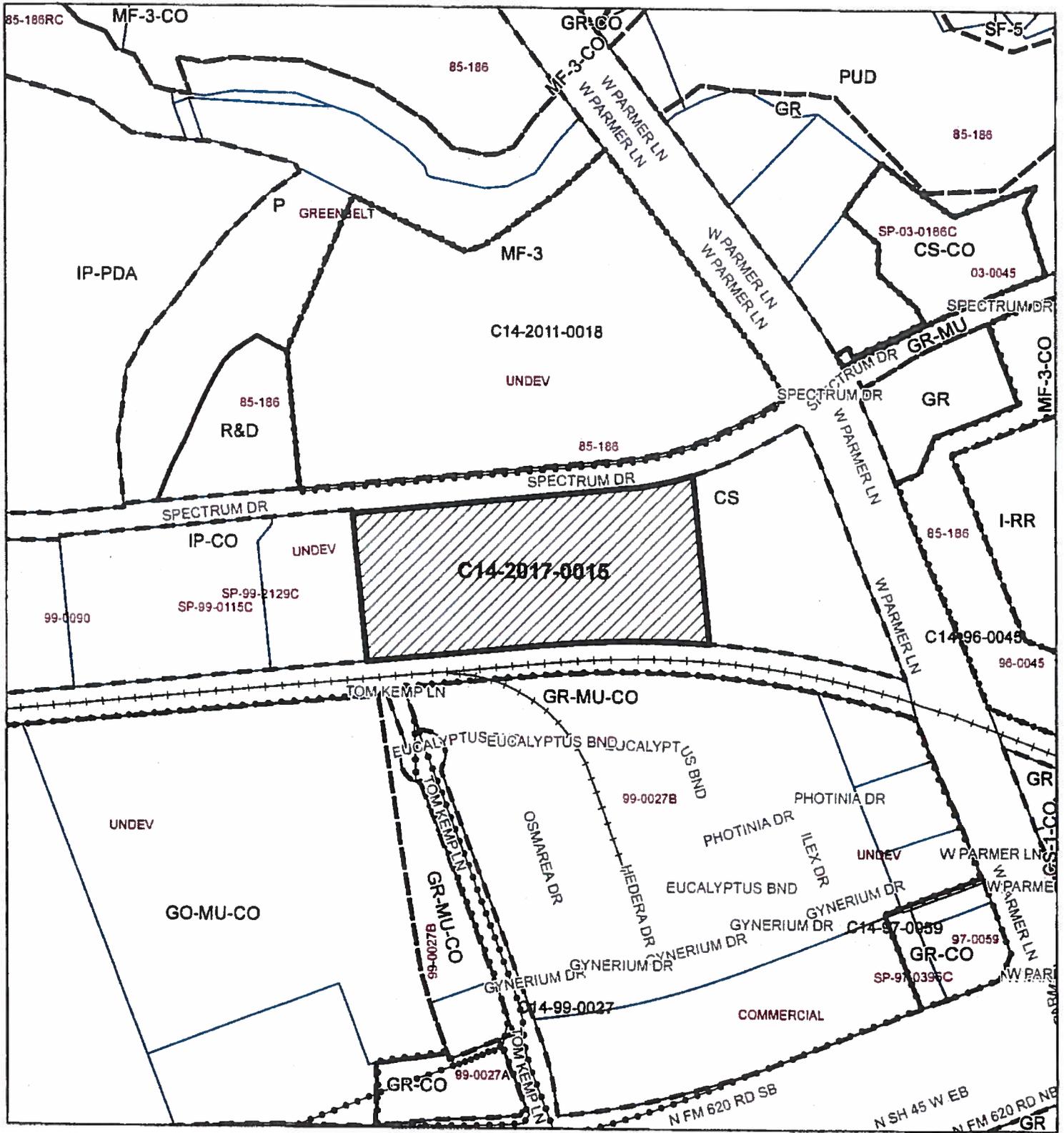
AUSTIN AND NORTHWESTERN RAILROAD  
(100' RIGHT-OF-WAY WIDTH)  
(33/565)

LEGEND	
●	1/2" REBAR FOUND
● <sup>CH</sup>	1/2" REBAR WITH "CHAPARRAL" CAP FOUND
⊙	IRON PIPE FOUND (SIZE NOTED)
△	CALCULATED POINT



*EW*  
5/11/17

**Chaparral**



# ZONING

# EXHIBIT B

Case#: C14-2017-0015

-  Subject Tract
-  Pending Case
-  Zoning Boundary
-  Railroads



1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 3/22/2017